

developer: Alamo Cement / Bitterblue, Inc.

agent: Lloyd A. Denton Jr.

3330 Oakwell Court

Suite 110

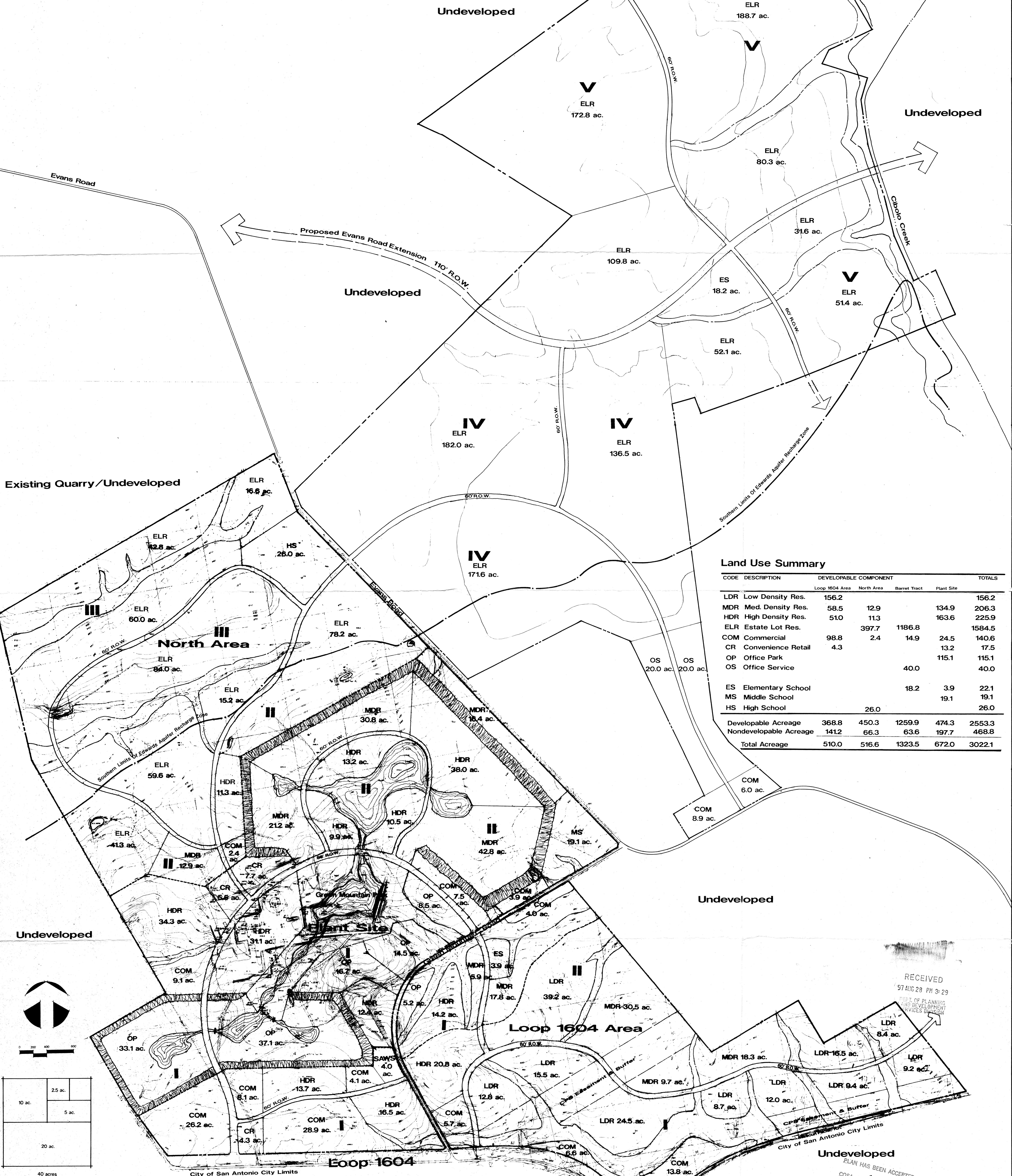
San Antonio, TX 78218

Water Supply - San Antonio Water System / Cibolo Creek Municipal Authority

Sewer Service - City of San Antonio / Cibolo Creek Municipal Authority

Gas & Electric - City Public Service

Note: 100 Year Flood Plain
as Interpolated From FEMA



Land Use Summary

CODE	DESCRIPTION	DEVELOPABLE COMPONENT				TOTALS
		Loop 1604 Area	North Area	Barret Tract	Plant Site	
LDR	Low Density Res.	156.2				156.2
MDR	Med. Density Res.	58.5	12.9		134.9	206.3
HDR	High Density Res.	51.0	11.3		163.6	225.9
ELR	Estate Lot Res.		397.7	1186.8		1584.5
COM	Commercial	98.8	2.4	14.9	24.5	140.6
CR	Convenience Retail	4.3			13.2	17.5
OP	Office Park				115.1	115.1
OS	Office Service			40.0		40.0
ES	Elementary School			18.2	3.9	22.1
MS	Middle School				19.1	19.1
HS	High School		26.0			26.0
Developable Acreage		368.8	450.3	1259.9	474.3	2553.3
Nondevelopable Acreage		141.2	66.3	63.6	197.7	468.8
Total Acreage		510.0	516.6	1323.5	672.0	3022.1

August 28, 1997
January 6, 1997

Dixie Watkins III
Local planning
landscape design
environmental management
3330 Oakwell Court
Suite 110
San Antonio, TX
78218
824-7636

Green Mountain Preliminary Overall Area Development Plan

CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/28/97 Name of POADP: GREEN MOUNTAIN
 Owners: ALAMO CEMENT/BITTER BLUE Consulting Firm: DIXIE WATKINS III & ASSOC.
 Address: 3330 OAKWELL CT. STE 110 Address: 3330 OAKWELL CT. STE 110
SAN ANTONIO TX 78218 SAN ANTONIO TX 78218
 Phone: 828-6131 Phone: 824-7836
 Existing zoning: R-A/NOT Proposed zoning: MULTIPLE
 Texas State Plane Coordinates: X: 2260 Y: 645

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☒ No
 Edwards Aquifer Recharge Zone: ☒ Yes ☒ No
 Projected # of Phases: ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>TBD. *</u>	<u>1947 AC</u>
Multi-family (MF)	<u>11</u>	<u>225.9 AC</u>
Commercial and non-residential	<u>11</u>	<u>849.2 AC</u>

* TO BE DETERMINED

Is there a previous POADP for this Site? Name GREEN MOUNTAIN No. —
 Is there a corresponding PUD for this site? Name NO No. —
 Plats associated with this POADP or site? Name NO No. —
 Name — No. —
 Name — No. —

see list!!

Contact Person and authorized representative:

Print Name: LOYDA DENTON

Signature: [Signature]

Date: 8-28-97

Phone: 828-6131

Fax: 828-6137

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☐ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: LOYD A. DENTON Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

RECEIVED
 AUG 28 PM 3:35
 SAN ANTONIO WATER SYSTEMS
 PLANNING & DEVELOPMENT
 SERVICES DIVISION



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 1-21-97 Name of POADP: GREEN MOUNTAIN
Owner/Agent: ALAMO CEMENT/BITERNUE Engineer/Surveyor: FAPE-DAWSON
Address: 3330 CARWELL CT. #110 Address: 9310 BROADWAY
78218 Phone: 828-6131 78 Phone: 824-9494

Existing zoning: RA/NOT Proposed zoning: MULTIPLE

Texas State Plane Coordinates: X: 2200 Y: 645
(at major street entrance/main entrance)

Site is over/within/includes:

San Antonio City limits?

☒ Yes

☒ No

Edwards Aquifer Recharge Zone?

☒ Yes

☒ No

Land area being platted:

Single Family (SF)

Lots

Acres

Non-Single Family (NSF)

Commercial & Other

TOTAL:

* TO BE DETERMINED

Contact Person:

Print Name: LOYD A. DENTON JR. Signature: [Signature]

Date: 1-21-97 Tele: 828-6131 Fax: 828-6137

Is there a previous POADP for this site? Name NO No. —

Is there a corresponding PUD for this site? Name NO No. —

Are there any plats associated with this POADP or site? Name NO No. —

Name — No. —

Name — No. —

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

97 JAN 23 AM 7:22

RECEIVED



CITY OF SAN ANTONIO

August 24, 1999

Dixie Watkins III & Assoc.
3330 Oakwell Crt. # 110
San Antonio, TX 78218

Re: Green Mountain

POADP # 650

Dear Mr. Watkins,

The City Staff Development Review Committee has reviewed Green Mountain Preliminary Overall Area Development Plan # 650. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

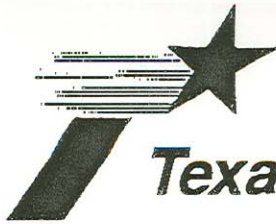
Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

P.O.A.D.P REVIEW

Green Mountain

Located on Loop 1604 at Green Mountain Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None

Access Limits/Restrictions

All access locations, number of access points and permitting will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

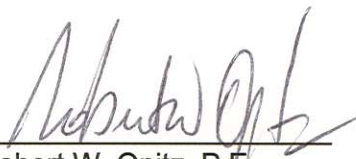
COPIES TO: File

SUBJECT: Green Mountain Subdivision POADP Level I T.I.A.


Date: August 19, 1999

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Green Mountain Subdivision POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 426 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two main access points within 2,500 linear feet of frontage on Stahl Rd.


Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:


Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 98TIA



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

RECEIVED
97 MAR 18 AM 9:53

TO: Amer Date 2-20-97
FROM: Elizabeth
ITEM NAME: Green Mountain FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

1. TIA Regd.
2. Row of Green Mountain is 86'
3. Snow collector street system

AG

Signature

Eng. Associate

Title

3/17/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 1/24/97
FROM: Elk
ITEM NAME: Green Mountain FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. Show Row of Major thoroughfare
2. Check the possibility of providing better
alignment of Green Mountain

AG

Signature

Eng. Associate

Title

5/22/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Green Mount. FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Flood plain requirement and drainage
requirements will be require and will be address during
the platting process.

Burt Rubio

Signature

Sen. Eng. Tech.

Title

9-2-97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 1/24/97
FROM: ELI
ITEM NAME: Green Mountain FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19__

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
97 JAN 30 AM 8:38
DEPT. OF PLANNING
& LAND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Drainage Easements and Flood Plain
Study will be required and address
during the Platting process. Maintain
Flow patterns on to and off their property

Burt Rubio P.E.

Signature

Asst. Eng. Sec.

Title

1-29-97

Date

CMD: 610 PLAT/LN: _____ NAME/KEY: GREEN _____ AGENCY: _____

LN	PLAT#	NAME	STATUS
01	1994000864	GREEN ACRES PARK	
02	1999000008	GREEN MOUNTAIN BUS. PARK U-2 AMEND.	
03	1998000074	GREEN MOUNTAIN BUSINESS PARK U-1	VOL 9540 PG. 106 5-29-98
04	1998000229	GREEN MOUNTAIN BUSINESS PARK U-10	WKG
05	1998000199	GREEN MOUNTAIN BUSINESS PARK U-11	WKG
06	1998000073	GREEN MOUNTAIN BUSINESS PARK U-2	VOL 9540 PG 133 6-11-98
07	1998000072	GREEN MOUNTAIN BUSINESS PARK U-3	WKG
08	1998000071	GREEN MOUNTAIN BUSINESS PARK U-4	WKG
09	1998000070	GREEN MOUNTAIN BUSINESS PARK U-5	WKG
10	1998000069	GREEN MOUNTAIN BUSINESS PARK U-6	WKG
11	1998000068	GREEN MOUNTAIN BUSINESS PARK U-7	VOL 9541 PG. 170 10-7-98
12	1998000067	GREEN MOUNTAIN BUSINESS PARK U-8	WKG
13	1998000066	GREEN MOUNTAIN BUSINESS PARK U-9	WKG
14	1995000089	GREEN MOUNTAIN PARK BUSINESS PARK	DEAD
15	1995000380	GREEN SPRING	
16	1992000351	GREEN SPRING VALLEY SUBD. U-1 (AMEND	

'210' PLANNING '510' AGENCIES 'PF8' FRWD 'PF3' MAIN MENU